

**GILBERT RANCH HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
OPEN SESSION
November 17, 2005**

A meeting of the Board of Directors of Gilbert Ranch Homeowners Association was held on Thursday, November 17, 2005 at the Southeast Regional Library located at 755 N Greenfield Road, Gilbert AZ 85234 at 6:00 p.m.

Directors in attendance: Nelson Lluminquina (arrived 6:34 p.m.), Jon Bartlett, Ted Brandon, Vicki MacLay

Absent: Mike Rogers

Also Present: Kellie Underwood, Community Manager for Lepin and Renehan Management.

Guests and Contractors: Mary Minnick, lot #638 (departed 6:40 p.m.); Elizabeth and Josh Hankinson, lot #572 (departed 6:55 p.m.)

A quorum was established.

The meeting was called to order at 6:22 p.m. by Jon Bartlett.

Unless otherwise indicated, upon motion duly made, the following resolutions were unanimously passed:

Mary Minnick was given the floor. Mary discussed a parking violation letter that she received. She would like to get resolution tonight on her concerns about parking on the granite in her front yard landscaping. She requested that the board explain what the board's stance is on this issue. Jon Bartlett explained that the attorney's opinion indicates that the referenced development expansion code that she referenced in her attendance at the August 2005 board meeting does not apply to Gilbert Ranch because the code clearly states that it only applies to new developments. Mary asked where in the guidelines it states that homeowners are prohibited from parking on the granite. Jon referenced Bill Montgomery's letter and further stated that the Board has never designated the granite landscaping as an acceptable parking location. The board has always sent enforcement letters to homeowners who park on the granite. Mary asked about the development code that requires .25 parking spaces per household be provided if street parking is not permitted. Jon Bartlett stated that the CC&R's were put in place in alignment with Town of Gilbert Code. Mary further questioned the ability to enforce "no on street parking" when the documents state that the goal is to "eliminate on street parking". Jon suggested that she speak with the Town of Gilbert about the ordinances and then submit her questions for the Association's attorneys to review. Mary further stated that she only wants to

park on the granite as overflow parking and does not plan to park on it on a regular basis.

Elizabeth Hankinson, lot #572 was given the floor. She would like the Board to reconsider their disapproved architectural submittal for parking their RV behind their RV gate. The RV would show above the gate by several feet. They presented the mission statement of the Association and stated that they have seen other RV's parked within the Association. Most of their neighbors would not be able to see the RV but the RV would be seen from the street. Jon Bartlett stated that the Board would review their case and send a response to them after the meeting tonight.

Resolved: To approve the open meeting minutes dated September 22, 2005.

Resolved: To accept the September 30, 2005 and October 31, 2005 financials, subject to audit.

Resolved: To approve the newsletter with one change, remove the article on stopping the delivery of the free newspaper and include it as an insert in the budget mailing packet instead.

Resolved: To revise the fine schedule such that RV fines will start at \$100.00 for the second notice. Subsequent fines may be imposed every 7 days the violation remains.

Notation: The new fining policy will be published with the 2006 annual meeting notice.

Resolved: To modify the parking violation letters to include the verbiage, "Please contact the management office to make temporary parking arrangements, or if this is not your vehicle so that we can notify the local authorities".

Resolved: To approve replacement of the bar-b-que next to the tot lot at Milky Way and Tulsa for an estimated cost of \$400.00 by Dana Playgrounds. Reserve funds will be used to pay for the bar-b-que.

Resolved: To table discussion of replacing two trees in the common area.

Notation: Nelson Lluminquina will send an email to the Board in order to establish the 2006 meeting schedule. Responses must be received no later than Sunday, November 20, 2005 or the meetings will continue to be held on the third Thursday of the month.

Resolved: To continue holding the monthly board meetings at the SE Regional Library.

Resolved: To have Tree Doctors meet with Anderson, lot #535 regarding the common area tree next to her home.

Notation: Nelson Lluminquinga would like to have the Board put together a homeowner recognition program. He would like to have a form put onto the website that would allow homeowners to nominate their neighbors. The Board will verify the validity of the awards and approve the award prior to it being awarded to a recipient homeowner. Awards would be sent via the mail. Possible award categories may include: volunteers, outstanding landscaping and good deeds.

Notation: Jon Bartlett would like to discuss how to publish the total number of letters sent out each month to the homeowners.

The next meeting is scheduled for January 19, 2006.

There being no further business to come before the Board, the meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Respectfully submitted,

Kellie Underwood
Acting Secretary

Vicki MacLay
Secretary